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Submitted via email to: [kgabriel@cityofsydney.nsw.gov.au](mailto:kgabriel@cityofsydney.nsw.gov.au)

20 October 2015

Dear Ms Gabriel,

**RE: CITY OF SYDNEY ADAPTING FOR CLIMATE CHANGE - DRAFT**

Thank you for the opportunity to provide comment on the *Adapting for Climate Change – Draft (Draft)*. The Green Building Council of Australia (GBCA) commends the City of Sydney (City) on the *Draft* which sets out the impacts the changing climate will have on the city, the risks these pose and the actions the City, businesses and communities must take to ensure the city continues to be resilient and globally competitive.

The GBCA applauds the great work that the City is currently undertaking in energy efficiency, in particular the *Smart Green Apartments* program, *Residential Apartments Sector Sustainability* group, the work of the *Better Buildings Partnership* and *CitySwitch*. The GBCA is pleased to support these initiatives and to assist in any way we can to help them meet their objectives. As part of a considered planning approach, it will be important to integrate the *Draft* with the other recently released City plans, including the overarching *Sustainable Sydney 2030*, the *City of Sydney Energy Efficiency Master Plan*, *City of Sydney Residential Apartments Sustainability Plan*, all of which the GBCA has made submissions on, as well as aligning with the NSW Government's plan, *NSW 2021* (as the City has identified in the *Draft*), which sets the target to minimise the impacts of climate change in communities within NSW.

This submission builds on the information the GBCA has provided in previous submissions (as outlined above) to the City and reinforces our commitment to work with the City to assist in achieving the objectives of this *Draft* and the City's overall sustainability objectives. The GBCA understands that it is not just the City that can lead by example and take responsibility; industry must also lead the way.

This submission provides an overview of Green Star - Design & As Built, Green Star – Communities and Green Star – Performance, as well as introducing 'Impact' ratings; highlighting specific credits within these rating tools that align with the objectives of the *Draft*.

**About the GBCA**

As you are aware, the GBCA is the nation's authority on sustainable buildings, communities and cities. Our mission is to accelerate the transformation of Australia's built environment into one that is healthy, liveable, productive, resilient and sustainable. We work together with industry and government to encourage policies and programs that support our mission.

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We educate thousands of people each year on how to design and deliver sustainable outcomes for our buildings, communities and cities. We operate Australia's only national voluntary and holistic rating system for the sustainable buildings and communities – Green Star.

### **Green Star – Design & As Built**

Green Star – Design & As Built has been developed to rate the design and construction of any building including offices, public buildings, retail centres, aquatic centres and multi unit residential buildings. The GBCA congratulates the City on registering the Gunyama Park and Aquatic Centre for Green Star certification under this rating tool, which demonstrates how diverse projects can be. Green Star – Design & As Built certification identifies projects that have demonstrated the achievement of a set of industry-agreed best practice sustainability benchmarks.

The Green Star – Design & As Built 'Management' category encourages and rewards the adoption of practices and processes that enable and support best practice sustainability outcomes throughout the different phases of a project's design, construction and its ongoing operation. Through the 'Management' category, Green Star – Design & As Built intends to improve a projects sustainability performance by influencing areas where decision making is critical. The *Adaptation and Resilience* credit aims to encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters.

The Green Star – Design & As Built 'Energy' category aims to reward projects that are designed and constructed to reduce their overall operational energy consumption below that of a comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emission, lower overall energy demand as well as reductions in operating costs for building owners and occupants. Through the 'Energy' category, Green Star – Design & As Built aims to facilitate reductions in GHG emissions by facilitating efficient energy usage and encouraging the utilisation of energy generated by low-emission sources. The *Greenhouse Gas Emissions* credit aims to encourage the reduction of GHG emissions associated with the use of energy in building operations.

### **Green Star – Communities**

Green Star – Communities assesses sustainable development projects on a community scale; examining issues of economic, social and environmental importance. To date, there are six Green Star – Communities certified projects across Australia.

The Green Star – Communities 'Governance' category aims to encourage and recognise developers and projects that demonstrate leadership within the sector, by the establishment and maintenance of strong governance practices. The category promotes engagement, transparency, and community and industry capacity building. The *Adaptation and Resilience* credit within the rating tool aims to encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters.

### **Green Star – Performance**

Green Star – Performance assesses the operational performance of existing buildings across nine impact categories. Green Star – Performance enables building owners and managers to identify pathways to improve the environmental and financial sustainability of their assets over time. Unlike the other Green Star rating tools which award from 4 Star Green Star to 6 Star Green Star, Green Star – Performance certification ratings range from 1 Star Green Star – representing 'Minimum Practice', through to 6 Star Green Star – representing 'World Leadership' in sustainable building operations. Projects are encouraged to use Green Star – Performance to benchmark current practice and performance and identify opportunities for incremental improvement.

The Green Star - Performance 'Energy' category aims to reward building owners for implementing strategies and taking actions to measure and reduce a building's operational energy use, below that of comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well

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as reductions in operating costs for building owners and occupants. The *Greenhouse Gas Emissions* credit aims to encourage the reduction of greenhouse gas emissions associated with the use of energy in building operations.

The GBCA are currently finalising opportunities for project teams for whom full Green Star – Performance certification may not be suitable to achieve 'Impact' ratings. Impact ratings will provide an opportunity to measure a building's performance based on the Green Star Energy, Waste and Water credits. The GBCA would like to discuss this with the City in further detail once 'Impact' ratings are released onto the market.

The GBCA commends the work the City has undertaken on this *Draft*, as well as the community consultation process it has undertaken for all of their consultation papers. The City of Sydney demonstrates great leadership in sustainability through its work on developing policies and guidelines such as this *Draft*, supporting and encouraging sustainable development within the City (as demonstrated with developments in Green Square) and also through its valued membership of the GBCA. Please do not hesitate to contact me on 02 8239 6200, or via email at [luke.farr@gbca.org.au](mailto:luke.farr@gbca.org.au), for further information.

Yours sincerely,



**Luke Farr**  
Manager - Advocacy

